

**Zoning Public Hearing
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION**



**AGENDA ITEM NO.: Z-8
AGENDA DATE: Thu 03/23/2006
PAGE: 1 of 1**

SUBJECT: C14-05-0151 - Flex 15 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8420 Longview Road (Williamson Creek Watershed - Barton Springs Zone; South Boggy Creek Watershed) from rural residence (RR) district zoning to multi-family residence-medium density (MF-3) district zoning. Zoning and Platting Commission Recommendation: To grant multi-family residence-limited density-conditional overlay (MF-1-CO) combining district zoning with conditions. Applicant: Flex Realty, L.P. (Brett Vance). Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0151

Z.P.C. DATE: December 6, 2005
January 17, 2006

ADDRESS: 8420 Longview Road

OWNER: Flex Realty, L.P. (Brett Vance)

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: RR

TO: MF-3

AREA: 15.025 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence –conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay: 1) limits the density to 7 dwelling units per acre and 2) the number of daily vehicle trips to 1,000.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated November 16, 2005 and provided as Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 6, 2005: *POSTPONED TO 01/17/06 AT THE REQUEST OF THE NEIGHBORHOOD.*

[J. MARTINEZ; M. HAWTHORNE – 2ND] (7-0) J. PINNELLI – ILL; K. JACKSON - ABSENT

January 17, 2006: *APPROVED MF-1-CO DISTRICT ZONING WITH THE CONDITIONAL OVERLAY FOR 1) 1,000 TRIPS; 2) MAXIMUM OF 8 UNITS PER ACRE; 3) DRIVEWAY AND EGRESS FROM THE PROPERTY TO LONGVIEW ROAD SHALL BE RIGHT TURN-OUT ONLY; 4) DRIVEWAY ACCESS TO CAMERON LOOP SHALL BE LIMITED TO EMERGENCY ACCESS ONLY; 5) HOODED AND SHIELDED LIGHTING IS REQUIRED AND WITHIN 25-FEET FROM THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES; 6) THE HEIGHT FOR ALL BUILDINGS IS LIMITED TO TWO STORIES OR 28- FEET IN HEIGHT; 7) RESTRICTIVE COVENANT FOR THE CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS.*

[M. HAWTHORNE; J. MARTINEZ – 2ND] (7-0) K. JACKSON, J. GOHIL – ABSENT

ISSUES:

On December 21, 2005, the Applicant met with the Cherry Creek Southwest Homeowners Association and other nearby concerned neighbors to discuss the proposed rezoning application. The three parties agreed to MF-1-CO district zoning with the Conditional Overlay for trips, density, driveway access, lighting, and height as recommended by the

Zoning and Platting Commission. The Applicant, Association and nearby concerned neighbors also agreed to pursue a private Restrictive Covenant regarding the directional outflow of the pond and sidewalk installation along the east side of Longview Road.

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

After the Zoning and Platting Commission meeting, members of the Neighborhood of Westgate and Plantation Neighborhood Association contacted Staff about their concerns with the Applicant's request for MF-1-CO zoning. Subsequently, on February 28, 2006, the Applicant met with these two associations who expressed their concern with the ZAP recommendation of right-turn out egress only to Longview Road.

DEPARTMENT COMMENTS:

The subject property is undeveloped, has frontage on Longview Road and Cameron Loop, and is zoned rural residence (RR). There are established single family residential subdivisions to the north, east and south, as well as an undeveloped single family residential subdivision (north – SF-4A) and undeveloped commercial land at the northeast corner of Cameron Loop and Longview Road (LR). Adjacent to the west, there is a multi-family residential development which takes access to Brodie and Davis Lanes (MF-2-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant is proposing to rezone the property to the multi-family residence medium density (MF-3) district so that it may be developed with multi-family residential uses. The property is uniquely situated within two watersheds, the western one of which is located in the Barton Springs Zone. There is also a natural gas liquids pipeline extending through the southern portion of the site. The topographic constraints and the pipeline present a challenge in site development, but also provide the opportunity for clustered development. The Staff recommends the townhouse and condominium residence (SF-6) district to provide greater compatibility with the surrounding single family residential character of Cameron Loop and Longview Road, and an SF-2 / SF-3 density consistent with the existing subdivision to the north. Applying an SF-2 / SF-3 density of 7 units per acre results in a maximum of 105 units that could be constructed on site. The Staff also recommends limiting the property to uses that generate less than 1,000 vehicle trips per day, given existing operational characteristics of Longview Road and Cameron Loop.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	SF-3; SF-4A	Single family residences; Undeveloped
<i>South</i>	SF-1; RR; P	Single family residences, both on large and standard lots; Detention pond
<i>East</i>	LR; SF-3; SF-4A; SF-6-CO	Undeveloped; Pipeline easement; Single family residences
<i>West</i>	MF-2-CO	Apartments

AREA STUDY: N / A

NTA: Is required – Please refer to Attachment A

WATERSHED: Williamson Creek – Barton Springs Zone; South Boggy Creek

DESIRED DEVELOPMENT ZONE: No – Williamson Creek; Yes – South Boggy Creek

CAPTOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

- 12 – Brodie Lane Homeowners Association
- 384 – Save Barton Creek Association
- 428 – Barton Springs / Edwards Aquifer Conservation District
- 511 – Austin Neighborhoods Council
- 627 – Onion Creek Homeowners Association
- 649 – Plantation Neighborhood Association
- 742 – Austin Independent School District
- 943 – Save Our Springs Alliance
- 997 – Tanglewood Oaks Owners Association
- 327 – Neighborhood of Westgate
- 385 – Barton Springs Coalition

SCHOOLS:

	<i>School Capacity</i>	<i>School Membership</i>
Boone Elementary School	740	575
Covington Middle School	1,100	862
Crockett High School	2,125	2,038

Source: Mr. Dan Robertson, Director of Planning Services at Austin Independent School District.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0191	Sf-3 to SF-4A	To Grant SF-4A	Approved SF-4A (2-27-03).

C14-00-2251	RR; DR; SF-6; SF-6-CO; LR; LR-CO; GR to GR; MF-2-CO	Recommended GR-CO with CO for TIA; prohibit pawn shops; provide 50' wide vegetative buffer on the east property line.	<p>Approved GR-CO for Tract 1 with the following CO: drive-in service is prohibited as an accessory use to commercial uses; prohibit service station; automotive sales; automotive rentals; automotive repair service; automotive washing (any type); off-site accessory parking; communication service facilities; safety services; local utility services; pawn shops; FAR limited to 0.07847; FAR for general retail sales (general and convenience) is limited to 0.05336 to 1; and FAR for restaurant general is limited to 0.04709 to 1.</p> <p>Approved MF-2-CO for Tract 2. CO limits property to 8 units per acre; 250' vegetative buffer along the north property line and extending eastward to the northeast corner of the tract; 50' wide vegetative buffer along the east property line; improvements within buffer zones limited to drainage, underground utility improvements or those required by the City; construction of water quality and detention facilities is</p>
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			prohibited within 50' of the entire north property line. (10-4-01)
C14-99-0033	SF-3 to SF-6	To Grant SF-6 for Tract 1 and RR for Tract 2, with conditions.	Approved SF-6-CO for Tract 1 with the CO for a 75 foot wide buffer zone along the east property line, and a maximum of 96 dwelling units; RR for Tract 2 (8-19-99).
C14-97-0156 (Southland Oaks MUD - Brodie at West Slaughter Lane)	I-RR & I-SF-2 to RR; SF-1; SF-2; SF-3; SF-4; SF-5; SF-6; MF-1; MF-2; MF-3; MF-4; NO; LO; GO; LR; GR; CS; P	To Grant staff recommendation	Approved RR; SF-2; SF-4A; LO; P with conditions (6-25-98)
C14-97-0155 (Southland Oaks MUD - Cameron Loop at Davis Lane)	I-RR & I-SF-2 to RR; SF-1; SF-2; SF-3; SF-4; SF-5; SF-6; MF-1; MF-2; MF-3; MF-4; LR; GR; P	To Grant staff recommendation of RR; SF-1 through SF-6; MF-1 through MF-4; LR; GR; CS; P with conditions	Approved PC recommendation of SF-2; SF-3; MF-2-CO; LR-CO; P (7-9-98)

RELATED CASES:

The results of a 1999 land status determination were that the subject property was considered a legal lot (C8i-99-2123). On March 9, 2001, an administrative site plan was approved for Victorious Life Church (SP-00-2180C). The site plan was for a one-story, 6,000 square foot church and adjacent parking lot with development clustered at the northeast corner of the site. The site plan expired on March 9, 2004.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Longview Road	Varies	20 feet	Collector – 1,585 vpd	No	No	Yes
Cameron Loop	60 feet	20 feet	Collector – 3,367 vpd	No	No	No

CITY COUNCIL DATE: March 23, 2006

ACTION:

ORDINANCE READINGS: 1st

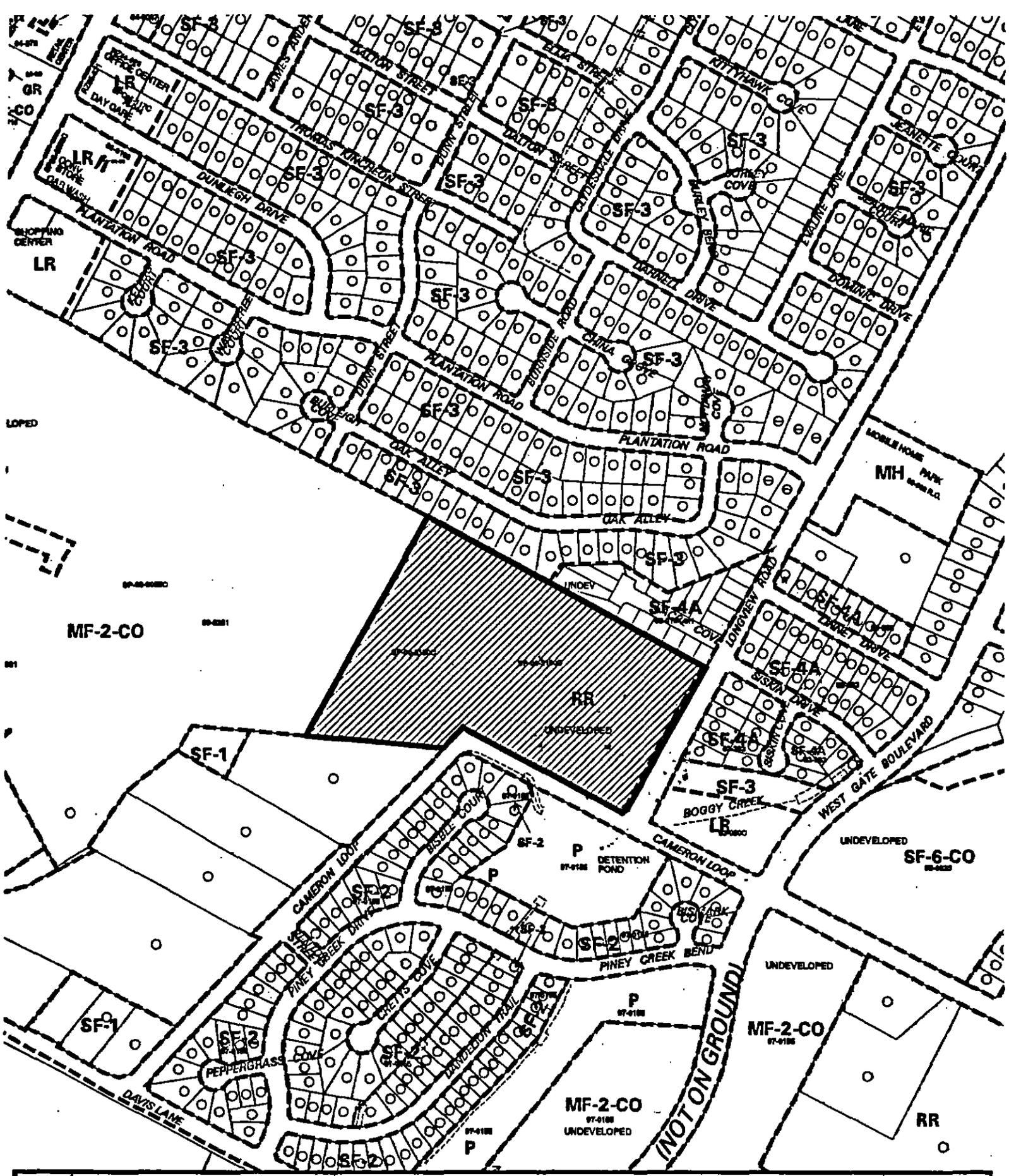
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us

PHONE: 974-7719



 1" = 400'	SUBJECT TRACT 	CASE #: C14-05-0151 ADDRESS: 8420 LONGVIEW RD SUBJECT AREA (acres): 15.020	ZONING Exhibit A DATE: 05-10 INTLS: SM	CITY GRID REFERENCE NUMBER D16
	PENDING CASE 			
	ZONING BOUNDARY 			
	CASE MGR: W. WALSH			



10000

DETENIC

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THE UNIVERSITY OF CHICAGO

DEPARTMENT OF CHEMISTRY

UNIVERSITY OF CHICAGO



MEMORANDUM

TO: Wendy Walsh, Case Manager
CC: Jim Bennett
FROM: Emily M. Barron, Transportation Planner
DATE: November 16, 2005
SUBJECT: Neighborhood Traffic Analysis for Longview Road and Cameron Loop
Zoning Case: Cameron Loop and Longview Road C14-05-0151

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The 15.02-acre tract proposes a multi family use. The site is located in south Austin at the northwest corner of Cameron Loop and Longview Road. The project, which is currently zoned Rural Residence (RR), is requesting a change to Multi Family Residence (MF-3). The tract will have vehicular access to Longview and Cameron Loop. Surrounding the tract to the north is single family, to the west is multi family, Cameron Loop creates the southern border and to the east is Longview Road.

Roadways

Long view Road is classified as a collector street with a varying right-of-way and 20' of pavement and carries approximately 1,585 vehicles per day (vpd).

Cameron Loop is classified as a collector street with 60' of right-of-way and 20' of pavement and carries approximately 3,367vpd.

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation, the proposed development at the time of site plan will generate approximately 1,996 vehicles per day (vpd).

Trip Generation		
LAND USE	SIZE	VPD
Condominiums	380du	1,996
TOTAL		1,996

Distribution of trips was estimated as follows:

Street	Site Traffic
Longview Road	34%
Cameron Loop	66%

Below is a table containing the estimated number of trips that will affect each street:

ATTACHMENT A

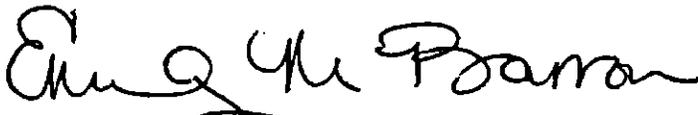
Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
Longview Road	1,585	680	2,265
Cameron Loop	3,367	1,320	4,687

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width of less than 30' should carry 1,200 vehicles per day or less.

Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Cameron Loop and Longview Road are both classified as collector roadways.
2. The traffic along both Longview Road and Cameron Loop exceed the minimum requirements established in Section 25-6-116. The traffic along Longview Road exceeds the requirements of this section by 1,065vpd while Cameron Loop is exceeded by 3,487vpd.
3. Staff recommends that boundary street improvements be required at the time of subdivision and/or site plan. Longview Road should be upgraded to 36' of pavement and Cameron Loop should both be upgraded to 40' of pavement, which would allow for an increase in the desirable operating level to 1,800vpd and 4,000vpd, respectively.
4. This site should be limited through a conditional overlay to 1,000 trips per day. This would allow for 168 dwelling units to be constructed on site. With this limitation the traffic on Longview Road would increase to 1,925vpd and Cameron Loop would increase to 4,027.
5. The City Council may approve a zoning application if it is determined that the applicant has satisfactorily mitigated adverse traffic effects or the projected additional traffic from a project has an insignificant effect on the residential street.

If you have any questions or require additional information, please contact me 974-2788.



Emily M. Barron
 Sr. Planner - Transportation Review
 Watershed Protection and Development Review Department

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence –conditional overlay (SF-6-CO) combining district zoning. The Conditional Overlay: 1) limits the density to 7 dwelling units per acre and 2) the number of daily vehicle trips to 1,000.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated November 16, 2005 and provided as Attachment A.

BACKGROUND

The subject property is undeveloped, has frontage on Longview Road and Cameron Loop, and is zoned rural residence (RR). There are established single family residential subdivisions to the north, east and south, as well as an undeveloped single family residential subdivision (north – SF-4A) and undeveloped commercial land at the northeast corner of Cameron Loop and Longview Road (LR). Adjacent to the west, there is a multi-family residential development which takes access to Brodie and Davis Lanes (MF-2-CO).

The applicant is proposing to rezone the property to the multi-family residence medium density (MF-3) district so that it may be developed with multi-family residential uses. The property is uniquely situated within two watersheds, the western one of which is located in the Barton Springs Zone. There is also a natural gas liquids pipeline extending through the southern portion of the site. The topographic constraints and the pipeline present a challenge in site development, but also provide the opportunity for clustered development. The Staff recommends the townhouse and condominium residence (SF-6) district to provide greater compatibility with the surrounding single family residential character of Cameron Loop and Longview Road, and an SF-2 / SF-3 density consistent with the existing subdivision to the north. Applying an SF-2 / SF-3 density of 7 units per acre results in a maximum of 105 units that could be constructed on site. The Staff also recommends limiting the property to uses that generate less than 1,000 vehicle trips per day, given existing operational characteristics of Longview Road and Cameron Loop.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. The proposed zoning should be consistent with the purpose statement of the district sought.

The SF-6, Townhouse and Condominium Residence District, is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The applicant intends to develop the property with a condominium project consisting of two attached condominium units per structure.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

The Staff recommends the townhouse and condominium residence (SF-6) district to provide greater compatibility with the surrounding single family residential character of Cameron Loop and Longview Road, and an SF-2 / SF-3 density consistent with the existing subdivision to the north. Applying an SF-2 / SF-3 density of 7 units per acre results in a maximum of 105 units that could be constructed on site. The Staff also recommends limiting the property to uses that generate less than 1,000 vehicle trips per day, given existing operational characteristics of Longview Road and Cameron Loop.

EXISTING CONDITIONS

Site Characteristics

The site is undeveloped. The middle portion of the site is moderately wooded and slopes to the south and east. A natural gas liquids (Longhorn) pipeline extends through the southern portion of the site.

Impervious Cover

The maximum impervious cover allowed by the MF-3 zoning district (as requested by the Applicant) would be 60% within the South Boggy Creek watershed which is based on the more restrictive watershed regulations. Within the Williamson Creek watershed, the maximum impervious cover would be either 15% or 25%, based on the more restrictive watershed regulations, and as further explained in the Environmental section below.

The maximum impervious cover allowed by the SF-6 zoning district (as recommended by the Staff) would be 55% within the South Boggy Creek watershed which is a consistent figure between the watershed and zoning regulations. Within the Williamson Creek watershed, the maximum impervious cover would be either 15% or 25%, based on the more restrictive watershed regulations, and as further explained in the Environmental section below.

Environmental

According to current City of Austin maps, the site lies in two watersheds that are classified as follows:

South Boggy Creek - The eastern portion of the site lies within the South Boggy Creek Watershed which is classified as Suburban Watershed. This watershed lies within the Desired Development Zone.

Williamson Creek - The western portion of the site lies within the Williamson Creek Watershed, a portion of which is classified as Barton Springs Zone. This portion lies within the Drinking Water Protection Zone.

The site is not currently considered to lie over the over the Edward's Aquifer Recharge Zone, however the property is transected north to south by a Georgetown rock formation outcrop that contributes to the Edwards Aquifer. Due to the complicated nature of the watersheds on

this site, further study of the drainage of this site should be done to determine the exact boundaries.

Under current watershed regulations, development or redevelopment within the *Suburban* portion this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Areas within the Barton Springs Zone are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek watershed and 25% impervious cover in the Contributing zone.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, this site is not known to contain any Critical Environmental Features. Since this site is not currently developed, this does not preclude the possibility that features may still exist.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- *Structural controls*: Sedimentation and filtration basins with increased capture volume and 2 year detention.
- Within the BSZ, runoff is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

Transportation

The trip generation under the requested zoning is estimated to be 3,604 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be

limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results are provided in Attachment A. [LDC, Sec. 25-6-114]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility relocation, and adjustments. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City design criteria. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

Site Plan

A large portion of the site contains a hazardous pipeline overlay; any new development would be required to comply with Section 25-2-516.

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards. Along the north, south and east property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.

- **An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.**

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

Aaron Rathz

Your Name (please print)

3213 Plantation Rd, Austin TX 78745

Your address(es) affected by this application



Signature

11-26-2005

Date



Comments: The proposed development is not

centrally located and multiple use is not

desirable. This neighborhood includes single

family homes. Young children play in many of

these yards. We already have too much

traffic on Longview and Plantation Roads

without adding this burden to the current

homeowners. Also, this could potentially lower

our property values. These apartments should not

be on the same road (Longview) as a rural plot

with horses and cows.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

DALTON ELLIOTT JR.

Your Name (please print)

3300 OAK ALLEY AUSTIN, TX. 78745

Your address(es) affected by this application

Dalton Elliott Jr. 11-29-05

Signature

Date

Comments: I AM CONCERNED ABOUT FLOODING ON

OAK ALLEY STREET IF THIS AREA IS DEVELOPED. THE NEW APARTMENTS THAT WERE RECENTLY BUILT, HAVE THEIR DRAINAGE TAPPED INTO OAK ALLEYS DRAINAGE SYSTEM. WE ALREADY HAD MILD FLOODING IN THE LOW AREAS OF THE STREET, PRIOR TO THE CONNECTION. IT HAS NOT RAINED ENOUGH SINCE THE CONNECTION TO SEE WHAT WILL HAPPEN. IF THIS DOES GET DEVELOPED, PLEASE PUT A 200 FT BUFFER ZONE

FRAM THE BACK FENCES OF THE OAK ALLEY ST. HOMES. THESE DEVELOPMENTS PUSH ALL THE VARIANTS INTO THE NEIGHBORHOODS.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0196

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

December 15, 2005 City Council

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

Betty Grubbs
Your Name (please print)

6405 Brodie Ln Austin TX 78778

Your address(es) affected by this application

Betty Grubbs

Signature

12/1/05

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

Your Name (please print)
SCOTT C. FAEZE

8600 BISHBEE CT. 78745

Your address(es) affected by this application

J.C. Faeze
Signature

11/15/05
Date

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> of object

Comments: INTENSE development only
adds more traffic on these
already busy roads. I can't
county roads. IT HAS become
increasingly noisy on these
small back roads that are back
yards about. Please keep the
current zoning or only allow
low density development.

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City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

Thank you!
J. Faeze

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

Your Name (please print) Bruce + Deyanira Bacia

8509 Bisbee Ct. Austin, TX 78745

Your address(es) affected by this application

Bruce Bacia / Deyanira Bacia 11-30-05

Signature

Date



Comments: The surrounding streets, Longview Rd, Cameron Loop + Davis Lane are not adequate to support increase in traffic. Lack of controlled intersections are already a safety hazard with the current population density. Multifamily zoning is not appropriate for this area.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

Dale Vaughan

Your Name (please print)

8500 Bibbe Ct, Austin, TX, 78745

Your address(es) affected by this application

Dale Vaughan

Signature

12/1/05

Date

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Comments: The proposed zoning change is not appropriate for this location. First, it is between two single family neighborhoods and across from a row of single family duplexes. The development would not fit in with the neighborhood. Second the roads next to the development are very narrow. They would not support a medium density development. Third the property is bisected by the longhorn pipeline. Putting a large development on the pipeline increases the chance there could be an accident during construction.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Teja Lutz
Your Name (please print)

8400 Siskin Cove Austin, Tx 78745

Your address(es) affected by this application

Tyga Lutz

Signature

12-6-05

Date

Comments: Neither long-term nor current loop provides safe and sufficient access that an apartment complex would require. Both are too narrow and cannot safely support such traffic.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

Walsh, Wendy

From: Development Review & Inspection
Sent: Wednesday, December 07, 2005 6:30 AM
To: Walsh, Wendy
Subject: FW: devweb - Comment on Zoning Case:C14-05-0151

Wendy:

FYI

Steve Wilkinson, AICP
Watershed Protection & Development Review Department
City of Austin, TX.
512-974-2657
<http://www.ci.austin.tx.us/development/>

-----Original Message-----

From: fridalado@hotmail.com [mailto:fridalado@hotmail.com]
Sent: Tuesday, December 06, 2005 3:39 PM
To: devweb@ci.austin.tx.us
Subject: devweb - Comment on Zoning Case:C14-05-0151

Date/Time Submitted: Tuesday, 12/6/05, 1539 hours

From: Norma Almanza

E-mail address: fridalado@hotmail.com

Subject: Comment on Zoning Case:C14-05-0151

Comments:

Public Hearing 12/06/2005 Neighborhood Planning & Zoning Department
Case Number: C14-05-0151

From: Norma Almanza
2835 Gettysburg Drive
Austin 78745
regular email: fridalado@hotmail.com

Comments: I am writing to oppose the development in question. My opposition is based on the fact that the existing streets can not handle the amount of traffic that would result from the development in question. There have been numerous traffic accidents at the intersection of Longview and Cameron Loop. The development at Davis Lane and Brodie is already causing persons to take other streets that feed into Cameron Loop. Even with speed bumps, the lack of traffic lights for this back road would create an even greater risk for all lives. There are no side walks on this part of Cameron Loop which is also used by students so this is an accident waiting to happen.

Thank you for the opportunity to comment.

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission



ARTHUR I. STRINGER

Your Name (please print)

8501 BISBEE CT. AUSTIN, TX 78745

Your address(es) affected by this application

Arthur I. Stringer

Signature

12-4-05

Date

Comments: DAVIS LANE NEEDS TO BE
WIDENED TO 4 LANES. THE BUILDINGS
NEED TO BE LIMITED TO 2 STORIES,
AND NO MORE THAN 2 FAMILIES PER
STRUCTURE. NO APARTMENT TYPE
STRUCTURES.

If you use this form to comment, it may be returned to:
City of Austin
Neighborhood Planning and Zoning Department
Wendy Walsh
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-05-0151

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

December 6, 2005 Zoning and Platting Commission

Your Name (please print) John Perbe (President N.C.N.)

I am in favor
 I object

3010 SISKIN DR. 78745

Your address(es) affected by this application

[Signature] 12/15/2005
Signature Date

Comments:

will create a lot of traffic
and the peaceful neighborhood will
be disturbed and would create
all sort of problems.
(512) 282-9854

If you use this form to comment, it may be returned to:

City of Austin
Neighborhood Planning and Zoning Department
Wendy Walsh
P. O. Box 1068
Austin, TX 78767-8810

To: Wendy Walsh
FROM: Susan Diederich -
Cherry Creek Southwest Homeowners Assoc.
Date: 12/5/05

Re: Request for Postponement
Case # C14-05-0151

The above mentioned case is scheduled for hearing on Tues. Dec 6th 2005. A postponement is requested until after the holidays to give the association more time to meet with more of our homeowners and schedule a meeting with Mr. Bennett to get a better consensus on this issue. I can be reached at 459-3766 if you have any questions.

POSTPONED TO 02/07/06 (APPLICANT)**[J.M; M.H 2ND] (7-0) K.J; J.G – ABSENT**

9. **Rezoning:** C14-05-0187 - 1426 Toomey Road
Location: 1426 Toomey Rd, Town Lake Watershed
Owner/Applicant: John Wooley
Agent: John Wooley
Postponements: Postponed from 11/15/05 (applicant)
Request: CS to DMU
Staff Rec.: NOT RECOMMENDED
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning and Zoning

POSTPONED TO 02/07/06 (APPLICANT)**[J.M; M.H 2ND] (7-0) K.J; J.G – ABSENT**

10. **Rezoning:** C14-05-0189 - 1900 Barton Springs
Location: 1900 Barton Springs Rd, Town Lake Watershed
Owner/Applicant: John Wooley
Agent: John Wooley
Postponements: Postponed from 11/15/05 (applicant)
Request: CS-CO and LO-CO to DMU
Staff Rec.: NOT RECOMMENDED
Staff: Robert Heil, 974-2330, robert.heil@ci.austin.tx.us
 Neighborhood Planning and Zoning

POSTPONED TO 02/07/06 (APPLICANT)**[J.M; M.H 2ND] (7-0) K.J; J.G – ABSENT**

11. **Rezoning:** C14-05-0151 - Flex 15
Location: 8420 Longview Road, Williamson Creek - Barton Springs Zone; South Boggy Creek Watershed
Owner/Applicant: Flex Realty, L.P. (Brett Vance)
Agent: Jim Bennett Consulting (Jim Bennett)
Postponements: Postponed from 12/6/05 (neigh)
Request: RR to MF-3
Staff Rec.: RECOMMENDATION OF SF-6-CO WITH CONDITIONS.
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
 Neighborhood Planning and Zoning Department

APPROVED MF-1-CO DISTRICT ZONING WITH THE CONDITIONAL OVERLAY FOR
1) 1,000 TRIPS;
2) MAXIMUM OF 8 UNITS PER ACRE;
3) DRIVEWAY AND EGRESS FROM THE PROPERTY TO LONGVIEW ROAD SHALL BE
RIGHT TURN-OUT ONLY;

4) DRIVEWAY ACCESS TO CAMERON LOOP SHALL BE LIMITED TO EMERGENCY ACCESS ONLY;

5) HOODED AND SHIELDED LIGHTING IS REQUIRED AND WITHIN 25-FEET FROM THE NORTH, SOUTH, EAST AND WEST PROPERTY LINES;

6) THE HEIGHT FOR ALL BUILDINGS IS LIMITED TO TWO STORIES OR 28-FEET IN HEIGHT;

7) RESTRICTIVE COVENANT FOR THE CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS.

[M.HAWTHORNE; J. MARTINEZ 2ND] (7-0) K.JACKSON, J.GOHIL – ABSENT

SUMMARY

Wendy Walsh, staff, gave presentation.

Jim Bennett – We have met with the neighborhood association and other concerned neighbors; and have worked out the agreement that Wendy has given you. We did agree also that we'd provide a setback of 25-feet around their perimeter for all buildings. The pipeline on the south side, we've met with the fire department and we increased the setback over there, so that setback on the south side would be the 25-feet plus the pipeline setback. We're limiting the number of units and the other conditions, we think it would be an appropriate zoning and we request that you would consider it for MF-1, with the conditions as read in by staff.

Commissioner Baker – I presume the 25-foot setback is from the SF-4A and the SF-3 development?

Mr. Bennett – And the MF; all around the perimeter.

FAVOR

Susan Diedrich, Cherry Creek South Homeowner's Association – Spoke in favor. We do not have opposition to the development.

Lorraine Atherton – Spoke in favor.

OPPOSITION

No Speakers.

Commissioner Martinez and Hawthorne moved to close the public hearing.

Commissioner Hawthorne – I move for MF-1-CO, the CO limited to 1,000 vehicle trips per day; 8 units per acre; 2-story 28-feet in height with a depth of 25-feet from the north, south, east and west property lines; hooded and shielded lighting; conditions in the neighborhood traffic analysis; the improvements proposed; driveway into Longview should be right only; emergency access only on Cameron Loop.

Commissioner Martinez – Second.

Facilitator: Kathy Haught

City Attorney: David Lloyd, 974-2918

Commissioner Baker – How would you get into the property, if it's right only?

Commissioner Hawthorne – Only as an exit.

Ms. Walsh – Clearly we do need clarification; is it right in & right out? I need clarification from Mr. Bennett.

Commissioner Baker – What if I want to make a left turn, I can't go home? I'm being tacky, but how about when someone needs to go left?

Mr. Bennett – When you leave the site, you have to turn right; it's a right out.

Commissioner Hawthorne – So the exit will be right only?

Mr. Bennett – That's correct.

Ms. Walsh – So you can make a left onto the site; when you exit it's right turn only?

Mr. Bennett – That's correct.

Commissioner Baker – So when you leave that tract, you're going down to Davis Lane, period? So I can't go back onto Manchaca Road?

Mr. Bennett – That's correct.

Commissioner Baker – That's quite a limitation.

Mr. Bennett – Right out will take you to Cameron Loop; from Cameron Loop you'll have to turn right or left and go to Westgate.

Commissioner Baker – Okay; I guess I won't be able to go see "Suzy" if I can't turn left when I exit the site.

Laughter.

Motion carried. (8-0)

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8420 LONGVIEW ROAD FROM RURAL RESIDENCE (RR) DISTRICT TO MULTIFAMILY RESIDENCE LIMITED DENSITY-CONDITIONAL OVERLAY (MF-1-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from rural residence (RR) district to multifamily residence limited density-conditional overlay (MF-1-CO) combining district on the property described in Zoning Case No. C14-05-0151, on file at the Neighborhood Planning and Zoning Department, as follows:

A 15.020 acre tract of land, more or less, out of the Theodore Bissell League, Abstract No. 3, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 8420 Longview Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 1,000 trips per day.
2. Development of the Property may not exceed 8 residential units per acre.
3. Development of the Property may not exceed 120 residential units.
4. Vehicular access to and from the Property to Longview Road shall be by a limited function driveway that allows right-out movement only.

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- 5. Vehicular access from the Property to Cameron Loop is prohibited except for emergency vehicle use.
- 6. The maximum height of a building or structure is 28 feet.
- 7. The maximum height of a building or structure is two stories.
- 8. Exterior lighting located within 25 feet from the north, south, east and west property lines must be hooded or shielded so that the light source is not directly visible from all adjacent properties.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence limited density (MF-1) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2006.

PASSED AND APPROVED

_____, 2006 §
§
§

Will Wynn
Mayor

APPROVED: _____
David Allan Smith
City Attorney

ATTEST: _____
Shirley A. Gentry
City Clerk

BUSH SURVEYING, INC.

1904 Fortview Road
 Austin, Texas 78704
 Phone (512) 442-0990
 Fax (512) 442-1084

EXHIBIT A

FIELD NOTE DESCRIPTION OF 15.025 ACRES OF LAND OUT OF THE THEODORE BISSELL LEAGUE, ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME (15.00 ACRE) TRACT OF LAND CONVEYED TO THE FRENTRUP CHILDREN TRUST OF 1986 IN A DEED AS RECORDED IN VOLUME 11591 PAGE 230 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the northwesterly right-of-way line of Longview Road, being at the most easterly (northeast) corner of that certain (15.00 acre) tract of land conveyed to the Frentrup Children Trust of 1986, in a deed as recorded in Volume 11591 Page 230 of the Real Property Records of Travis County, Texas, and being at the most southerly corner of that certain (3 acre) tract of land conveyed to Oneta Overton Batie, et.al, in a deed as recorded in Volume 12236 Page 363 of the Real Property Records of Travis County, Texas, and being for the most easterly corner of the tract herein described,

THENCE, with the northwesterly right-of-way line of Longview Road, S 30 deg. 03' 45" W 536.07 feet to a ½" iron rod found for the most easterly southeast corner of this tract,

THENCE, continuing with the northwesterly right-of-way line of Longview Road, S 62 deg. 07' 34" W 21.00 feet to a ½" iron rod found underneath the asphalt paving of Cameron Loop, being for the most southerly southeast corner of this tract,

THENCE, with the northeasterly right-of-way line of Cameron Loop, N 59 deg. 48' 20" W 595.49 feet to a 1" iron pipe found for an interior corner of this tract, and being at an angle in the northerly right-of-way line of Cameron Loop,

THENCE, with the northwesterly right-of-way line of Cameron Loop S 46 deg. 01' 48" W 91.95 feet to a 1" iron pipe found at the most northeasterly corner of that certain (4.00 acre) tract of land conveyed to Billy Glenn Davis, et. ux., in a deed as recorded in Volume 11176 Page 1011 of the Real Property Records of Travis County, Texas, and being for an angle in the southerly line of this tract,

THENCE, with the northerly line of the Davis tract N 83 deg. 06' 46" W 450.57 feet to a ½" iron rod set at the most southeasterly corner of that certain (8.50 acre) tract of land conveyed to Joseph C. Gunn in a deed as recorded in Volume 2829 Page 154 of the Deed Records of Travis County, Texas, and being for the most westerly (southwest) corner of this tract, and from which another 1" iron pipe found bears N 83 deg. 06' 46" W 370.62 feet,

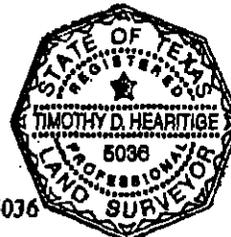
THENCE, with the northwesterly line of the Frentrup tract N 30 deg. 21' 05" E 824.75 to a ½" iron rod found 1.8 feet southwest of the southwest line of Oak Plantations, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 63 Page 94 of the Plat Records of Travis County, Texas, and being for the most northerly (northwest) corner of this tract,

THENCE, with the northeasterly line of the Frentrup tract S 59 deg. 34' 43" E 1042.00 feet to the PLACE OF BEGINNING, in all containing 15.025 acres of land.

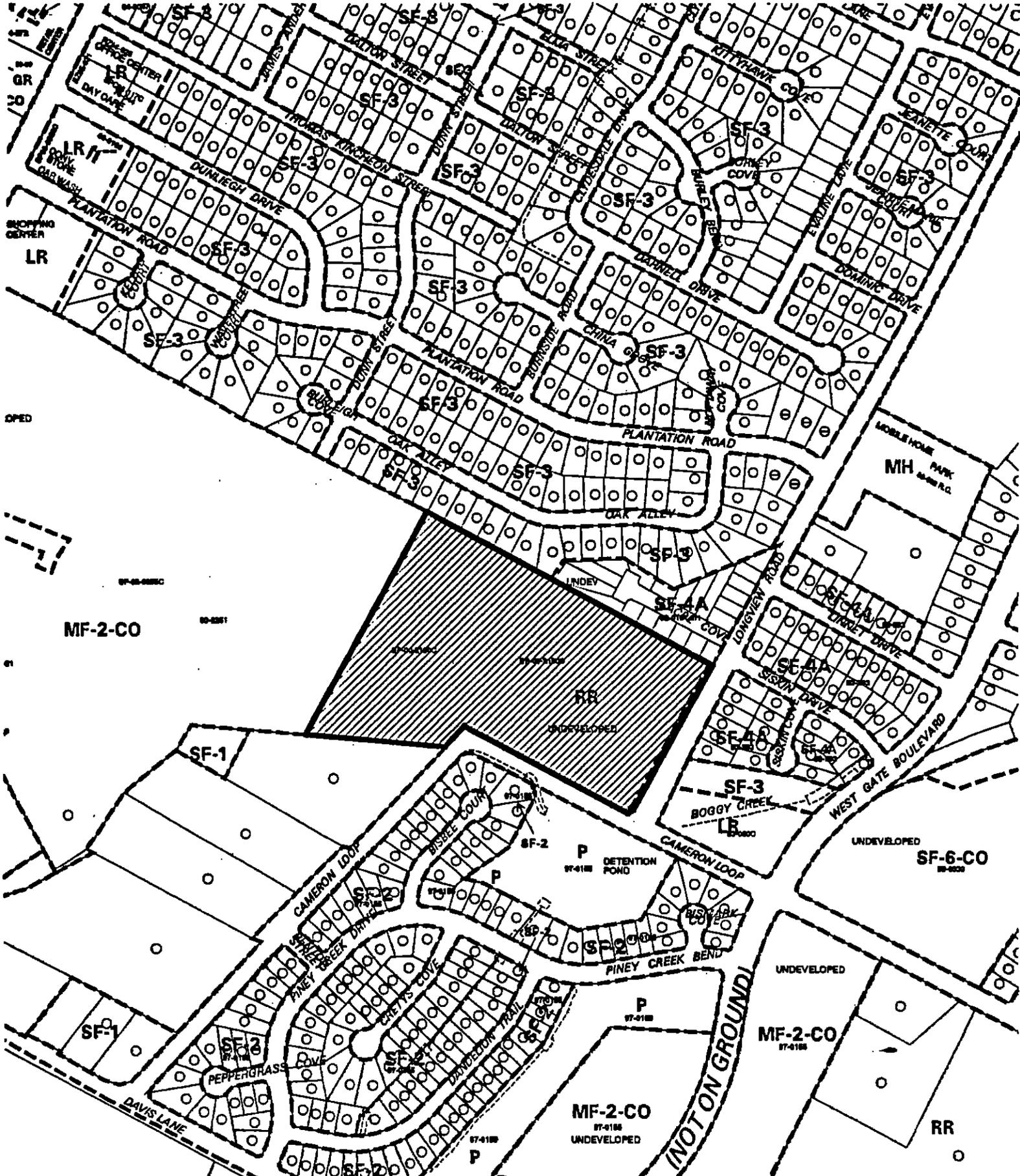
SURVEYED: May 4, 1999

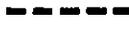
BY:

Timothy D. Hearitige
 Registered Professional Land Surveyor No. 5036



see accompanying map no. A 595084



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B CASE #: C14-05-0151 ADDRESS: 8420 LONGVIEW RD SUBJECT AREA (acres): 15.020	CITY GRID REFERENCE NUMBER D18
	PENDING CASE 		
	ZONING BOUNDARY 		
	CASE MGR: W. WALSH		
DATE: 05-10 INTLS: SM			

RESTRICTIVE COVENANT

OWNER: Flex Realty, L.P., a Texas limited partnership

ADDRESS: 6006 East Ben White Blvd., Austin, Texas 78741

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: A 15.025 acre tract of land, more or less, out of the Theodore Bissell League, Abstract No. 3, in Travis County, the tract being more particularly described by metes and bounds in Exhibit "A" attached and incorporated into this covenant.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. Development on the Property is subject to the recommendations contained in the Neighborhood Traffic Analysis memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated November 16, 2005.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
3. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.
4. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
5. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

EXECUTED this the _____ day of _____, 2006.

OWNER:

**Flex Realty, L.P.,
a Texas limited partnership**

By: Davenport Group, Inc.,
a Texas corporation,
its sole general partner

By: _____
Brett Vance,
its representative

APPROVED AS TO FORM:

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2006, by Brett Vance, as representative of Davenport Group, Inc., a Texas corporation, general partner of Flex Realty, L.P., a Texas limited partnership, on behalf of the corporation and the limited partnership.

Notary Public, State of Texas

C14-05-0151

BUSH SURVEYING, INC.

1804 Fortview Road
Austin, Texas 78704
Phone (512) 442-0990
Fax (512) 442-1084

EXHIBIT A

FIELD NOTE DESCRIPTION OF 15.025 ACRES OF LAND OUT OF THE THEODORE BISSELL LEAGUE, ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME (15.00 ACRE) TRACT OF LAND CONVEYED TO THE FRENTRUP CHILDREN TRUST OF 1986 IN A DEED AS RECORDED IN VOLUME 11591 PAGE 230 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the northwesterly right-of-way line of Longview Road, being at the most easterly (northeast) corner of that certain (15.00 acre) tract of land conveyed to the Frentrup Children Trust of 1986, in a deed as recorded in Volume 11591 Page 230 of the Real Property Records of Travis County, Texas, and being at the most southerly corner of that certain (3 acre) tract of land conveyed to Oneta Overton Batie, et al, in a deed as recorded in Volume 12236 Page 363 of the Real Property Records of Travis County, Texas, and being for the most easterly corner of the tract herein described,

THENCE, with the northwesterly right-of-way line of Longview Road, S 30 deg. 03' 45" W 536.07 feet to a 1/2" iron rod found for the most easterly southeast corner of this tract,

THENCE, continuing with the northwesterly right-of-way line of Longview Road, S 62 deg. 07' 34" W 21.00 feet to a 1/2" iron rod found underneath the asphalt paving of Cameron Loop, being for the most southerly southeast corner of this tract,

THENCE, with the northeasterly right-of-way line of Cameron Loop, N 59 deg. 48' 20" W 595.49 feet to a 1" iron pipe found for an interior corner of this tract, and being at an angle in the northerly right-of-way line of Cameron Loop,

THENCE, with the northwesterly right-of-way line of Cameron Loop S 46 deg. 01' 48" W 91.95 feet to a 1" iron pipe found at the most northeasterly corner of that certain (4.00 acre) tract of land conveyed to Billy Glenn Davis, et. ux., in a deed as recorded in Volume 11176 Page 1011 of the Real Property Records of Travis County, Texas, and being for an angle in the southerly line of this tract,

THENCE, with the northerly line of the Davis tract N 83 deg. 06' 46" W 450.57 feet to a 1/2" iron rod set at the most southeasterly corner of that certain (8.50 acre) tract of land conveyed to Joseph C. Gunn in a deed as recorded in Volume 2829 Page 154 of the Deed Records of Travis County, Texas, and being for the most westerly (southwest) corner of this tract, and from which another 1" iron pipe found bears N 83 deg. 06' 46" W 370.62 feet,

THENCE, with the northwesterly line of the Frentrup tract N 30 deg. 21' 05" E 824.75 to a 1/2" iron rod found 1.8 feet southwest of the southwest line of Oak Plantations, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 63 Page 94 of the Plat Records of Travis County, Texas, and being for the most northerly (northwest) corner of this tract,

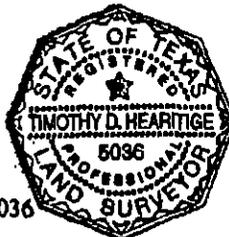
THENCE, with the northeasterly line of the Frentrup tract S 59 deg. 34' 43" E 1042.00 feet to the PLACE OF BEGINNING, in all containing 15.025 acres of land.

SURVEYED: May 4, 1999

BY:

Timothy D. Heartige

Registered Professional Land Surveyor No. 5036



see accompanying map no. A 595084

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767
Attention: Diana Minter, Legal Assistant